

FIRST CHOICE, INC.,
GRANTOR

TO

WARRANTY DEED

ROBERT L. KOGLER, ET UX,
GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, FIRST CHOICE, INC., hereby sells, conveys, and warrants unto the Grantee, ROBERT L. KOGLER, and Wife, CHRISTINE KOGLER, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

25 acres, more or less, in the Northwest quarter of Section 16, Township 3 South, Range 8 West, DeSoto County, Mississippi, described as beginning a point 50 feet South of the Northeast corner of the Northwest quarter of said Section 16 in the South line of Highway 304; thence South 6 degrees 00 minutes East 1,846.17 feet to an iron pin in the Northeast corner of the 10 acres conveyed to Danny S. Carter and Wife by Deed in Book 139, Page 31; thence with Carter's North line South 84 degrees 30 minutes West 577.50 feet to an iron pin in Carter's Northwest corner; thence North 6 degrees 00 minutes West 1,851.38 feet to an iron pin in the South right-of-way of said Highway; thence with the South line of said Highway North 85 degrees 01 minutes East 577.50 feet to the Point of Beginning.

Grantor conveys and gives with the above described 25 acres the following fixtures and personal property located on that property:

All barns, all bleachers, all portable stalls, the manure spreader and drag the disk panels and blade, one thousand bales of hay, all restaurant equipment and other related items, the jump-starting gates, the cattle chute, the Walker house trailer, the satellite equipment excluding the descrambler, the telephone and p.a. system, the use and ownership of the name "Alger's Acres", all furniture in the downstairs of the home, portable panels, all but four gates, all troughs, and all buckets.

This conveyance is made subject to an indebtedness to Deposit Guaranty National Bank, secured by a Deed of Trust recorded in Trust Deed Book 417 at Page 182 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and also a Deed of Trust from Michael D. Alger to First National Bank of DeSoto County, Mississippi, dated September 3, 1986, and recorded in Deed of Trust Book 413, Page 392 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The Warranty in this Deed is subject to a right-of-way for ingress and egress conveyed to DANNY S. CARTER and Wife, by the Deed recorded in Book 139, Page 31 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi; restrictive covenants of the subdivision; and rights of way and easements for public roads, flowage, and utilities. Possession is to be delivered on February 3, 1989. Taxes for the year 1988 shall be paid by the Grantor and taxes for the year 1989 shall be pro-rated between the parties and paid by the Grantee when due.

EXECUTED this the 2 day of February, 1989.

FIRST CHOICE, INC.

By: Michael D. Alger
MICHAEL D. ALGER, President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named Michael D. Alger, who acknowledged being president of First Choice, Inc., a Mississippi corporation, and for and on behalf of the said corporation, and as its act and deed, signing, sealing and delivering the above and foregoing Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

Given under my hand and official seal this the 2 day of February, 1989.

Donna E. Sewell
Notary Public

My commission expires:
MY COMMISSION EXPIRES JUNE 13, 1992

GRANTOR'S ADDRESS & PHONE #: P.O. Box 427, Hernando, MS 38632
368-5282

GRANTEE'S ADDRESS & PHONE #: 1657 Nottingham Drive
Southaven, MS 38671
(601) 393-8726